

150.0

0006

0008.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

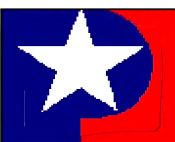
766,400 / 766,400

USE VALUE:

766,400 / 766,400

ASSESSED:

766,400 / 766,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ERAMIA STANLEY & DANNIELLE	
Owner 2:	
Owner 3:	
Street 1: 3 GRAND VIEW RD	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER
Owner 1: DEMARTINIS JON -
Owner 2: -
Street 1: 21 SAGAMORE RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200	Sq. Ft.	Site			0	80.	0.98	9									484,800						484,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6200.000	281,600		484,800	766,400		99501
							GIS Ref
							GIS Ref
							Insp Date
							05/04/18

PREVIOUS ASSESSMENT								Parcel ID	150.0-0006-0008.A	!11789!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	281,600	0	6,200.	484,800	766,400		Year end	12/23/2021	
2021	101	FV	272,200	0	6,200.	484,800	757,000		Year End Roll	12/10/2020	
2020	101	FV	272,200	0	6,200.	484,800	757,000		757,000 Year End Roll	12/18/2019	
2019	101	FV	220,300	0	6,200.	454,500	674,800	674,800	Year End Roll	1/3/2019	
2018	101	FV	220,300	0	6,200.	375,700	596,000	596,000	Year End Roll	12/20/2017	
2017	101	FV	220,300	0	6,200.	345,400	565,700	565,700	Year End Roll	1/3/2017	
2016	101	FV	220,300	0	6,200.	315,100	535,400	535,400	Year End	1/4/2016	
2015	101	FV	206,800	0	6,200.	309,100	515,900	515,900	Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
DEMARTINIS JON,	76221-592	1	11/20/2020	Change>Sale		652,000	No	No				
CURRAN JAMES M/	75199-397	1	7/24/2020	Estate/Div		620,000	No	No				
CURRAN JAMES M/	63613-299		5/15/2014	Convenience		99	No	No	James M Curran dod 9/24/2019			
CURRAN JAMES M,	62189-430		7/8/2013	Convenience		99	No	No				
	9216-188		1/1/1901	Family			No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/7/2021	717	New Buil	450,000						1/12/2021	SQ Mailed	MM	Mary M					
									9/9/2020	SQ Mailed	MM	Mary M					
									5/4/2018	MEAS&NOTICE	BS	Barbara S					
									1/13/2009	Meas/Inspect	336	PATRIOT					
									12/9/1999	Mailer Sent							
									11/18/1999	Measured	272	PATRIOT					
									1/1/1982		GP						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 5	- Cape			Full Bath: 1	Rating: Average	2 OF = SINK IN FR AND IN BMT.																				
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Average																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 1	- Concrete			A 3QBth	Rating:																					
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																					
Prime Wall: 4	- Vinyl			A HBth:	Rating:																					
Sec Wall: 8	- Brick Veneer 25%			OthrFix: 2	Rating: Average																					
Roof Struct: 1	- Gable			OTHER FEATURES				24																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good	6																				
Color: WHITE				A Kits:	Rating:	9																				
View / Desir:				Frl:	Rating:	16 STG																				
GENERAL INFORMATION				WSFlue:	Rating:	24																				
Grade: C - Average								2																		
Year Blt: 1950	Eff Yr Blt:							8																		
Alt LUC:	Alt %:																									
Jurisdct:	Fact: .																									
Const Mod:																										
Lump Sum Adj:																										
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:				No Unit	RMS	BRS	FL													
Prim Int Wal 2	- Plaster			Functional:	%	Interior:				1	8	4														
Sec Int Wall:	%			Economic:	%	Additions:																				
Partition: T	- Typical			Special:	%	Kitchen:																				
Prim Floors: 3	- Hardwood			Override:	%	Baths:																				
Sec Floors: 5	- Lino/Vinyl 25%			Total:	26.4 %	Plumbing:																				
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																		
Subfloor:				Basic \$ / SQ: 110.00				Heating:																		
Bsmnt Gar: 1				Size Adj.: 1.19687498				General:																		
Electric: 3	- Typical			Const Adj.: 0.99991858				Totals				1	8	4												
Insulation: 2	- Typical			Adj \$ / SQ: 131.646																						
Int vs Ext:				Other Features: 98500																						
Heat Fuel: 2	- Gas			Grade Factor: 1.00																						
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																						
# Heat Sys:				NBHD Mod:																						
% Heated: 100	% AC:			LUC Factor: 1.00																						
Solar HW: NO	Central Vac: NO			Adj Total: 382654																						
% Com Wal	% Sprinkled			Depreciation: 101021																						
Depreciated Total: 281634				Final Total: 281600																						
MOBILE HOME				Make:				Serial #:				Year:				Color:										
SPEC FEATURES/YARD ITEMS																PARCEL ID 150.0-0006-0008.A										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
1	Metal Shed	D	Y	1	4X7	A	AV	1990		0.00	T	23.2	101													
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE  AssessPro Patriot Properties, Inc										